



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 18 Avenue #-, Calgary T2S 0B9**

MLS® #: **A2192347**

Area: **Mission**

Listing Date: **02/14/25**

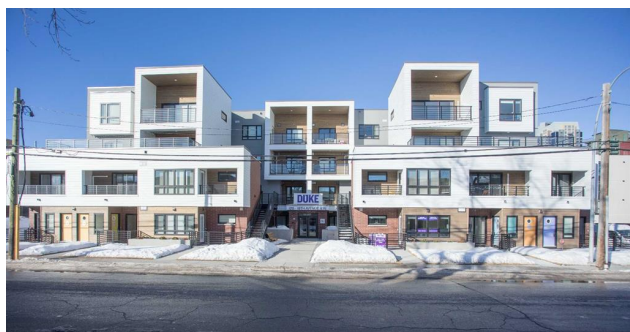
List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **690**  
Low Sqft:  
Ttl Sqft: **690**

DOM

**50**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Heated Garage, Parkade, Secured, Stall, Underground**

Utilities and Features

Roof: **Flat Torch Membrane**

Heating: **Baseboard, Natural Gas**

Sewer:

Ext Feat: **Balcony, BBQ gas line, Private Entrance**

Construction:

**Brick, Composite Siding, Concrete, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner**

Int Feat:

**Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`7"	Dining Room	Main	12`4" x 10`3"
Bedroom - Primary	Main	10`5" x 10`2"	4pc Bathroom	Main	8`8" x 4`11"
Laundry	Main	8`5" x 4`10"			

Legal/Tax/Financial

Condo Fee:  
**\$445**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **1711229**

Remarks

Pub Rmks: **\*\* Please click "VIDEOS" for 3D tour \*\* This is it - RARE apartment/townhouse style home - enter directly from the street AND Airbnb is allowed! Stunning features include: large south facing deck with BBQ gas line, quartz counters throughout, 9 foot ceilings in main area and bedroom, ice cold A/C, in-suite laundry including full sized washer/dryer, his & hers closets in primary bedroom, 1 titled heated/underground parking stall, 1 assigned storage locker, upgraded appliances including gas stove, under mount lighting in bathroom & kitchen and much more! Location is 10 out of 10 - 1 block to the Elbow River & Bow River Pathway System, 3 blocks to new BMO center/Saddledome/Stampede Park/LRT Station, all schools and shopping close by and very easy access to MacLeod Trail & Downtown core. Airbnb friendly! Original owner - pride in ownership - immediate possession!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







**128 18 AVENUE SW**  
 AREA MEASUREMENT STANDARD - CALGARY AB  
 ENTRY LEVEL (AG) - 62.74 Sq Ft / 5.82 m<sup>2</sup>  
 UPPER LEVEL (AG) - 62.90 Sq Ft / 58.15 m<sup>2</sup>  
 TOTAL ABOVE GRADE FMS SIZE - 125.64 Sq Ft / 11.67 m<sup>2</sup>

